



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 29, 2008
AGENDA DATE: November 5, 2008
PROJECT ADDRESS: 1307 Hillcrest Road (MST2008-00461)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 23,070 square foot project site is currently developed with a single family residence and attached garage. The proposed project involves a request to install an exit gate across the easterly portion of the circular driveway. The discretionary application required for this project is a Modification to permit the gate to exceed the maximum allowable height of 3 ½' when located within twenty-feet of the front lot line (SBMC§28.87.170).

Date Application Accepted: October 6, 2008

Date Action Required: January 6, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jules Bender	Property Owner:	Same
Parcel Number:	019-112-004	Lot Area:	23,070 sf
General Plan:	1 Unit Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	15% slope

Adjacent Land Uses:

North - One-Family Residence
 South - One-Family Residence

East - One-Family Residence
 West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,332 sf	3,332 sf
Garage	607 sf	607 sf

C. PROPOSED LOT AREA COVERAGE

Building: 3,939 sf 17% Hardscape: 4,464 sf 19% Landscape: 14,667 sf 64%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Front Gate	20'	N/A	17'

V. DISCUSSION

The project site is an irregular shaped lot with street frontage on three sides, located on the corner of Hillcrest and Mission Ridge Roads. Current development on site consists of a single family residence, attached garage, and circular driveway. The proposed project is a request to install a gate across the portion of the driveway used for exiting. The request would maintain use of the exit portion of the circular drive but would provide privacy and security for the residents. Due to the shape of the lot, the location of the garage, and the grade, slope, and location of the driveway, the gate is being proposed at a distance of 17' from the front lot line.

The Zoning Ordinance requires a 20' setback for fences, screens, wall and hedges higher than 3 ½' when located along driveways. The purpose and intent of the Ordinance is to provide a view corridor to the right-of-way for safety. During the site visit to the property, it was noted that an overheight hedge, located along the front lot line between the two driveway openings, blocks visibility of Hillcrest Road to the west. Private site improvements extend two to three feet into the public right-of-way along Hillcrest Road. It is the applicant's position that the gate will be 20' from the edge of the traveled right-of-way and therefore qualifies for a Modification. The applicant also pointed out that a mirror, installed on a tree located across the street, improves visibility by allowing a reflection of the right-of-way. It is Staff's position that the mirror is not an acceptable remedy for the safety situation and that reduction of a portion of the hedge to open up a view corridor should be required. The applicant was understanding of Staff's concerns but requested that any reduction or removal of the hedge in question be limited to the amount that is absolutely necessary and not more.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed gate is appropriate because although it will be located seventeen feet from the actual right-of-way, it will be located twenty feet back from the traveled right-of-way. Also, with the reduction/removal of vegetation to open up visibility to the west, the public safety concern will be addressed.

Said approval is subject to a condition that vegetation adjacent to the driveway be removed and/or reduced as required by SBMC §28.87.170 to allow for adequate visibility when exiting the driveway.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 29, 2008

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

Jules Bender
1307 Hillcrest Road
Santa Barbara, California 93103
805-882-2107
805-448-0021 (cell)

September 29, 2008

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, Ca. 93102-1990

Modification request for 1307 Hillcrest Road; APN 019-112-004; Land Use Zone E1

1. Detailed statement describing the existing condition and proposed project

There is an existing house (3,332 sq. ft.), and an attached 2 car garage. All the buildings have building permits according to the City building files. The proposal is to build a gate that is 17' wide and 5'11" high.

2. Statement of the specific modification requested and the justification

The modification being requested is to build the gate near the exit point of the property that is less than 20' from the property line. The distance of the gate to the property line varies from 17' to 29' because of the angle to the street. Although the property line is technically 17' feet at the closest point, the actual distance to the street is 20' because the property encroaches on the city right of way. This gate is being built for privacy reasons, since the back door of the house is only 40' from the street. The gate is only to be used for exiting the property and does not in any way change the visibility of the driver when exiting to the street.

3. Detailed statement describing the benefits of the project

The major benefit of having the gate between our back door and street to eliminate people having easy access to the house, be it vendors, realtors or others that come on to our property and ring the door bell. We also believe that this will improve our security.

Sincerely,

Jules Bender

